

1 BILL NO. R-84-10-06

2 DECLARATORY RESOLUTION NO. R-128-84

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Part of the Northwest Quarter of the
13 Northeast Quarter of Section 28,
14 Township 31 North, Range 12 East,
15 Allen County, Indiana, more parti-
16 cularly described as follows, to-
17 wit:

18 Commencing at the North Quarter Corner
19 of said Section 28; thence South, on
20 and along the West line of said North-
21 east Quarter, a distance of 414.0
22 feet to a survey pipe found; thence
23 continuing Southerly, by a deflection
24 angle left of 2°-13', a distance of
25 201.5 feet to a steel rail post found,
26 being the true point of beginning of
27 the herein described parcel; thence
28 Easterly by a deflection angle left
29 of 90°-29' (recorded 89°-31') on and
30 along a line established by monuments
31 found, a distance of 346.22 feet;
32 thence Southerly, by a deflection
angle right of 90°-29', a distance
of 378.07 feet; thence Easterly, by
a deflection angle left of 90°-17',
a distance of 487.79 feet; thence
Northeasterly, by a deflection angle
left of 65°-02', a distance of 71.70
feet; thence Northerly, by a deflec-
tion angle left of 24°-44', a dis-
tance of 272.59 feet; thence North-
easterly, by a deflection angle right
of 48°-05', a distance of 116.88 feet
to a point on the centerline of Goshen
Road; thence Southeasterly, by a de-
flection angle right of 90°-13', on
and along said centerline, a distance
of 554.03 feet; thence Westerly, by
an interior angle of 48°-32', on and
along a line established by monuments
found, a distance of 9.91 feet to a
point on the East line of the North-
west Quarter of said Northeast Quarter;

Page Two

thence Southerly, by a deflection angle left of $89^{\circ}-28'$, on and along said East line, a distance of 325.1 feet (recorded 328.68 feet) to the Southeast corner of said Northwest Quarter; thence Westerly, by an interior angle of $90^{\circ}-41'$, on and along the South line of said Northwest Quarter, a distance of 1310.0 feet (recorded 1390.44 feet) to the Southwest corner of said Northwest Quarter; thence Northerly, by an interior angle of $89^{\circ}-14'$, on and along the West line of said Northeast Quarter, a distance of 328.3 feet (recorded 328.68 feet) to a rail post found; thence Northerly, by a deflection angle left of $00^{\circ}-20'$, continuing along said West line, a distance of 376.86 feet to the true point of beginning, containing 15.350 acres of land, subject to legal right-of-way for Goshen Road, subject to easements shown on the survey and subject to all easements of record;

said property more commonly known as 2817 Goshen Road, Fort Wayne, Indiana;

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution;

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 5-3-2 and a public hearing has been conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, the Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

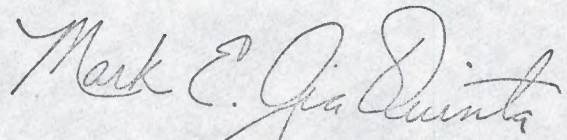
NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating the above described property an "Economic Revitalization Area" is confirmed in all respects.

1 Page Three

2 SECTION 2. That, the above described property is here-
3 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
4 1.1-12.1, said designation to begin on the effective date of this
5 Resolution and continue for one (1) year. Said designation shall
6 terminate at the end of that one (1) year period.

7 SECTION 3. That this Resolution shall be in full force
8 and effect from and after its passage and any and all necessary
9 approval by the Mayor.

10 

11 Councilmember

12 APPROVED AS TO FORM
13 AND LEGALITY

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15 Bruce O. Boxberger, City Attorney
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Read the first time in full and on motion by Gia Quinta, seconded by Talarico, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tues, the 23rd day of October, 19 84, at 7:15 o'clock .M.,E.S.

DATE: 10-9-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>BRADBURY</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>BURNS</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>EISBART</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>GiaQUINTA</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>HENRY</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>REDD</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>SCHMIDT</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>STIER</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>TALARICO</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>

DATE: 10-23-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-128-84
on the 23rd day of October, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. York
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of October, 19 84, at the hour of 11:30 o'clock A..M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of October, 19 84, at the hour of 2:00 o'clock P..M.,E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Lincolnway International Trucks
2. Owner(s) Phil A. Whiteman & Jerry L. Garrison
3. Address of Owner(s) 333 No. Clinton
Ft. Wayne, IN.
4. Telephone Number of Owner(s) () 423-1451
5. Relationship of Applicant to Owner(s) if any SAME
6. Address of Applicant SAME AS ABOVE
7. Telephone number of Applicant () 423-1451
8. Address of Property Seeking Designation 2817 Goshen Rd
9. Legal Description of Property Proposed for Designation (may be attached) "See attached"
Key # 80028003
10. Township Washington
11. Taxing District Ft. Wayne - Washington

12. Current Zoning 14⁺ acres M-1, .7 acre B3B
13. Variance Granted (if any) No
14. Current Use of Property
- a. How is property presently used? vacant
- b. What Structure(s) (if any) are on the property? old filing station
- b. What is the condition of this structure/these structures? poor
15. Current Assessed Value of Real Estate
- a. Land 25,200
- b. Improvements 57,100
16. Amount of Total Property Taxes Owed During the Immediate Past Year 6,137.22
17. Description of Proposed Improvements to the Real Estate 35000 sf building, installation of new equipment
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? Oct 1, 1984
- b. When is completion expected? Apr 1, 1985
19. Cost of Project (not including land costs) \$1,600,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 74 - (38 NEW JOBS)

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? mechanics, parts men,
administration, salesmen, leasing

c. Anticipated time frame for reaching employment level stated above?

3 years

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

Lack of development in recent years. Substandard
building.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Building a showplace

truck sales, leasing, service plaza to replace a vacant
underutilized parcel.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES ✓ NO

26. Financing on Project

What is the status of financing connected with this project?

EDC financing pending final approval.

I hereby certify that the information and representation on this Application are true and complete.

Welhelm Real Estate Corp
Signature(s) of Owners
owner of property:

9-24-84
Date

Philip J. Welhelm - Vice Pres
owner of business:

Lincolnway Station Inc

9-24-84

P. A. [Signature] Pres
J. Garrison Vice

9-24-84

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

8-16-84

NEW FACILITY COST PROJECTION

1)	Land	9.29 Acres =	\$205,000.	# 205,000
	Additional	6.0 Acres =	<u>70,000.</u>	
	Total	15.29 Acres	\$ 275,000.	
2)	Building	^{35,000} 30,000 sq. ft.	750,000.	1400,000
3)	Paved Driveways, Aprons, and Parking Areas		160,000.	Incl.
4)	Site Work and Landscaping		50,000.	50,000
5)	Equipment		<u>120,000.</u>	<u>120,000</u>
	Total Project Cost		\$1,355,000.	# 1,775,000

DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the North Quarter Corner of said Section 28; thence South, on and along the West line of said Northeast Quarter, a distance of 414.0 feet to a survey pipe found; thence continuing Southerly, by a deflection angle left of $2^{\circ}-13'$, a distance of 201.5 feet to a steel rail post found, being the true point of beginning of the herein described parcel; thence Easterly by a deflection angle left of $90^{\circ}-29'$ (recorded $89^{\circ}-31'$) on and along a line established by monuments found, a distance of 346.22 feet; thence Southerly, by a deflection angle right of $90^{\circ}-29'$, a distance of 378.07 feet; thence Easterly, by a deflection angle left of $65^{\circ}-02'$, a distance of 71.70 feet; thence Northerly, by a deflection angle left of $24^{\circ}-44'$, a distance of 272.59 feet; thence Northeasterly, by a deflection angle right of $48^{\circ}-05'$, a distance of 116.68 feet to a point on the centerline of Goshen Road; thence Southeasterly, by a deflection angle right of $90^{\circ}-13'$, on and along said centerline, a distance of 554.03 feet; thence Westerly, by an interior angle of $48^{\circ}-32'$, on and along a line established by monuments found, a distance of 9.91 feet to a point on the East line of the Northwest Quarter of said Northeast Quarter; thence Southerly, by a deflection angle left of $89^{\circ}-28'$, on and along said East line, a distance of 325.1 feet (recorded 328.68 feet) to the Southeast corner of said Northeast Quarter; thence Westerly, by an interior angle of $90^{\circ}-41'$, on and along the South line of said Northwest Quarter, a distance of 1310.0 feet (recorded 1309.44 feet) to the Southwest corner of said Northeast Quarter; thence Northerly, by an interior angle of $89^{\circ}-14'$, on and along the West line of said Northeast Quarter, a distance of 328.3 feet (recorded 328.68 feet) to a rail post found; thence Northerly, by a deflection angle left of $00^{\circ}-20'$, continuing along said West line, a distance of 376.86 feet to the true point of beginning, containing 15.350 acres of land, subject to legal right-of-way for Goshen Road, subject to easements shown on the survey and subject to all easements of record.

CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with the established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

BILL NO. R-84-10-06

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN
~~XXXXXXXXXX~~ A DECLARATORY RESOLUTION confirming the designation of
ORDINANCE an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

Mark E. Giaquinta

James S. Stier

Janet G. Bradbury

Thomas C. Henry

Donald J. Schmidt

CONCURRED IN 10-23-84
SANDRA E. KENNEDY, CITY CLERK

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

B-84-10-06

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designa-tion of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(Lincolnway International Trucks, 2817 Goshen Road)

EFFECT OF PASSAGE Building a showplace truck sales-leasing-service plaza
to replace a vacant, underutilized parcel of land.

EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,600,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

JOURNAL-GAZETTE

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

3

17

2

22

COMPUTATION OF CHARGES

22 lines, 1 columns wide equals 22 equivalent lines at .300¢ \$ 6.60

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 7.60

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Oct. 13, 19 84

Title CLERK

Drusilla Rose

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 10/13/84

Subscribed and sworn to me before this 13th day of October, 19 84

Anne M. Perkins

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
RESOLUTIONS NO. R-84-10-05 and R-84-10-06
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on October 9, 1984, designating property at Lincolnway International Trucks, 2817 Goshen Road, Fort Wayne, Indiana an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed, or rescinded on Tuesday, October 23, 1984 at 7:15 p.m., Room 128, City-County Bldg., One Main Street, Fort Wayne, Indiana.
If confirmed, said designation shall continue from one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.

Sandre E. Kennedy
City Clerk

10-13

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

NEW-SENTINEL

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

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Date Oct. 13, 19 84

Title CLERK

Drusilla Roose

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 10/13/84

Subscribed and sworn to me before this 13th day of October 19 84

Anne M. Perkins Notary Public

November 29, 1985

My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
RESOLUTIONS NO. R-84-10-05 and R-84-10-06
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Sandra E. Kennedy
City Clerk

10--13